



Indian Bank, 73, 7th Floor, Mittal Chambers, Nariman Point, Mumbai – 400021.
E-mail: armbmumbai@indianbank.co.in; s816@indianbank.co.in;

ANNEXURE-A
APPENDIX-IV-A" [See proviso to rule 8 (6)]

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical possession for property** of which has been taken by the Authorised Officer of Indian Bank, SAM Mumbai Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.06.2024** for recovery of total amount of dues to the Bank is aggregating to is **Rs. 10,64,57,353.13/- [Rupees Ten Crores Sixty Four Lakh Fifty Seven Thousand Three Hundred Fifty Three & Thirteen Paise only]** as on 18.05.2024 with further interest, costs, other charges and expenses thereon from 19.05.2024.

(Name and address of the borrower/guarantor as belows).

1.M/s Tarun Polymers (Borrower) Office No. 101/B, 1 st floor, Jay Hamirmal comlex, Opp. Cambridge Shop, Bhayandar West, Thane-401101.	2. Mr. Lemon Futermal Jain (Partner/ Guarantor/ Mortgager) 304, Prasad Tower, 60ft road, Bhayandar West, Thane-401101.	3. Mr. Chandrakant Futermal Jain(Partner/ Guarantor and Mortgager) 304. Prasad Tower, 60 ft road, Bhayandar West, Thane-401101.
4. Mrs. Champaben F Jain (Guarantor and Mortgager) 304. Prasad Tower, 60 ft road, Bhayandar West, Thane-401101.	5. Mrs. Nayana Chandrakant Jain (Guarantor and Mortgager) 304. Prasad Tower, 60 ft road, Bhayandar West, Thane-401101.	6. Mr. Popatlal H Kavediya (Guarantor and Mortgager) A-301, Nageshwar Park, Devchand Nagar, 60ft road, Near Nakoda hospitak, bhayandar West, Thane-401101
7. Mrs. Kamlaben P Kavediya (Guarantor and Mortgager) A-301, Nageshwar Park, Devchand Nagar, 60ft road, Near Nakoda hospitak, bhayandar West, Thane-401101.	8. Mr. Ashish P Kavediya (Guarantor and Mortgager) A-301, Nageshwar Park, Devchand Nagar, 60ft road, Near Nakoda hospitak, bhayandar West, Thane-401101.	

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Sl.No.	Detailed Description of the Mortgaged Assets.
1	Exclusive charge by way of Registered mortgage of Flat No. 304, 3 rd Floor, Prasad CHS, 60 Ft.Road, Near Jain Mandir, Bhayandar West, Thane – 401101 in the name of Mrs. Champaben Futermal Khoter. Area:-400Sq.Ft. (Carpet Area), 1BHK. Flat Boundaries:- East: Flat No. 303;West: Open to Sky North: Open to Sky; South: Flat No. 301 & Staircase. Building Boundaries:- East: Shree Sai Chhaya Building.; West: Sona Apratment No. 2 North: Matoshree Building; South: Salasar Palza. Reserve Price: Rs. 46.66 Lakhs. EMD: Rs. 5.00 Lakhs. Property ID No.IDIB30147420639A
Encumbrances on Property	Not known to us
Bid incremental amount	Rs. 50,000/-
Date and time of e-auction	12.06.2024 -- 11.00 AM to 4.00 PM
Sl.No.	Detailed Description of the Mortgaged Assets.
2	Exclusive charge by way of Registered mortgage of Flat No. 502, 5 th Floor, New Chinmay Tower CHS, 90 FT road, Padmavati Complex, Bhayandar Weast, Thane – 401101 in the name of Mr. Chandrakant F jain and Mrs. Nayana C Jain. Area:-535 Sq.Ft. (Built-up Area), 1BHK.



	Flat Boundaries:- East: Open to Sky; West: Flat No. 503 North: Flat No. 501; South: Open to Sky. Building Boundaries:- East: Regency Tower; West: Vyanktesh Park North: Omkar Enclave; South: Shree Salasar Hanuman Udyan. Reserve Price: Rs. 48.50 Lakhs. EMD: Rs. 5.00 lakhs. Property ID No. : IDIB30147420639B
Encumbrances on Property	Not known to us
Bid incremental amount	Rs.50,000/-
Date and time of e-auction	12.06.2024 -- 11.00 AM to 4.00 PM
Sl.No.	Detailed Description of the Mortgaged Assets.
3	Exclusive charge by way of Registered mortgage of Flat No. 10 D, Ground Floor, C- Wing, Parmanand Nagar, Devchand Nagar, Bahayandar west, Thane – 401101 in the name of Mr. Popatlal H kavediya, Mrs. Kamlaben P Kavediya & Mr. Ashish P Kavediya. Area:-480 Sq.Ft. (Built-up Area). Flat Boundaries:- East: Flat No.09; West: Open to Sky North: Open to Sky; South: Flat No. 11. Building Boundaries:- East: Building E.; West: Building C North: Uma Niwas Building.; South: Building B. Reserve Price: 37.17 Lakhs EMD Rs.4.00 Lakhs Property ID No.IDIB30147420639C
Encumbrances on Property	Not known to us
Bid incremental amount	Rs.50,000/-
Date and time of e-auction	12.06.2024 -- 11.00 AM to 4.00 PM

Bidders are advised to visit the website (www.mstcecommerce.com) of our e-auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number 18001025026 and 011-41106131.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website [with https://ibapi.in](https://ibapi.in) and www.mstcecommerce.com.

The Inspection of the Schedule mentioned properties and related documents and up to date EC etc (at branch) by the intending purchasers/bidders may be done at their expense on 05.06.2024 between 1.00 pm to 4.00 pm

Contact Number of Authorized Officer: - Mr. Deepak Kumar Vaishnav – 99500-75555.

Place: Mumbai

Date: 18.05.2024

